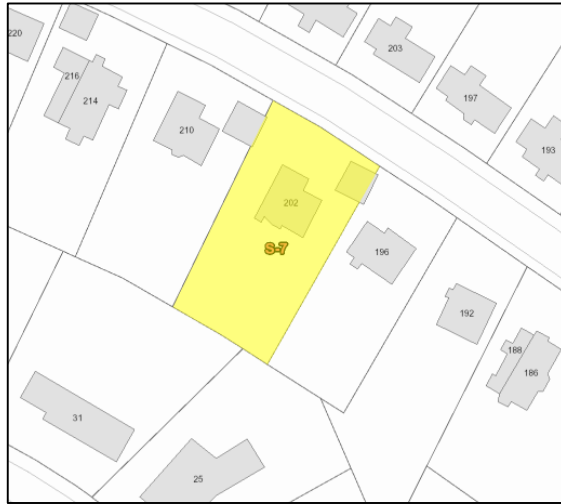


# Brookline Preservation Commission

## Demolition Application Report

Address: 202 Mason Terrace  
Applicant: Yuan Gao  
Building Type: House and Detached Garage  
National Register Listing (if Applicable): N/A



### Historical/Architectural Significance:

While empty lots surrounding Mason Terrace, formerly known as Prospect Avenue and North Mason Terrace, began to be subdivided and developed by the late 19<sup>th</sup> and very early 20<sup>th</sup> century, mostly on the portions closest to Summit Avenue and Corey Road, the portion of land that included 202 Mason Terrace remained owned and undeveloped by the Griggs family until 1922. In April of that year, the Griggs family sold the land on that side of the already established Mason Terrace to Henrietta L. Walsh and the lots were subdivided the following month. Shortly thereafter, Walsh sold the newly created adjacent lots at 210 and 214/216 Mason Terrace, and in July, a permit was pulled for the construction of the house at 202, with an estimated cost of \$10,000. Frank and Henrietta Walsh had previously resided at nearby 151 Mason Terrace prior to the land purchase, and continue to be listed at that address in the town directory until at least 1926. Frank, a plumber, and his wife Henrietta, first appear as residing at the newly built 202 in 1928. By 1939 both Frank and Henrietta had passed away, and left the property to their sons Edward and Franklin. Franklin sold the property to Luis A Mendoza, a doctor from Peru, in 1945, who retained the property for eight years. In 1953 Morris Entis, a President of the Sea Frost Fish Company in Boston, and his wife Barbara purchased the property and to date are the property's longest owners, as the family continued to own 202 Mason Terrace until 1997.

According to the building permits, both the house and garage at 202 Mason Terrace were designed by the architectural firm of Funk and Wilcox, which mainly designed commercial and apartment buildings. On the permit to construct the concrete garage, only George C. Funk is listed as the architect. Buildings attributed to the firm, and its predecessor, include the Somerville Theater (individually listed on the National Register of Historic Places in 1990), Brookline Village Fire Station, and the Strand Theater in Dorchester (eligible for listing on the National Register of Historic Places in 2003). While Funk and Wilcox's designs are primarily commercial, there is a direct connection to 202 Mason Terrace. The Funk and the Walsh family, the dwelling's first owners noted above, clearly knew one another well, as both families lived at 151 Mason Terrace at the same time according to the 1920 census. Furthermore, in 1922, Henrietta Walsh sold the newly created abutting lot at 210 Mason Terrace to Mary E Funk, George's wife. Unsurprisingly, building permits show that Funk also designed the house and garage next door at 210 Mason Terrace for his family.

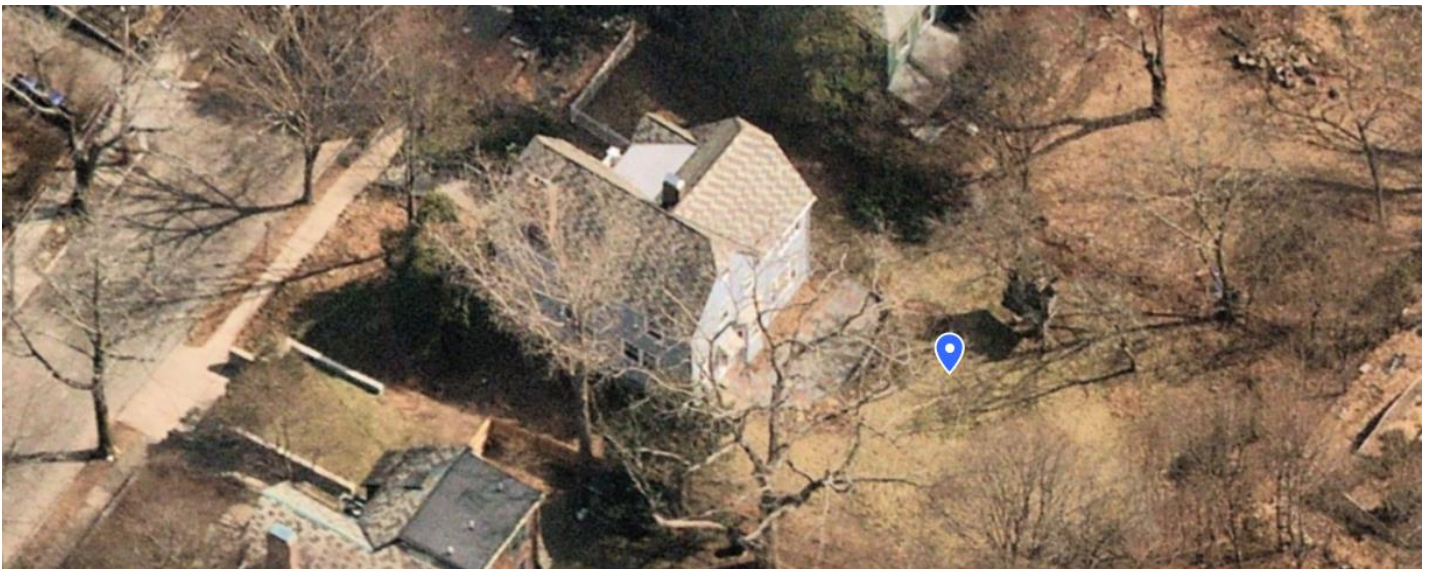
The asymmetrical wood framed single family dwelling at 202 Mason Terrace rises from a stone foundation and features a slate roof, with clipped gables and two brick chimneys. Additionally, visible are gable returns, ornamental modillions on the façade, and a decorative front door surround which includes flanking pilasters and band of dentils. Replacement and alterations to windows and openings are evident. At some point after 1940, shutters with what appear to be decorative cut outs were removed. The two bay garage with a decorative parapet, built into the side of the hill due to the property's topography, was constructed shortly after the house, in 1923. Built in slope garages came into popularity in the years following World War I, as the hills of Brookline were developed, and seem to have been rare after 1930. A similar one has survived at neighboring 210 Mason Terrace. The concrete garage with a flat roof at 202 was typical for a built in slope garage as the book "Carriage House to Auto House: A Guide to Brookline's Transportation Buildings to 1940" notes that they were usually built in the functional flat roof auto shed form and mainly constructed of poured concrete.

The house and garage at 202 Mason Terrace meet the following criteria for an initial determination of significance:

c. The buildings are associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the town or Commonwealth; and

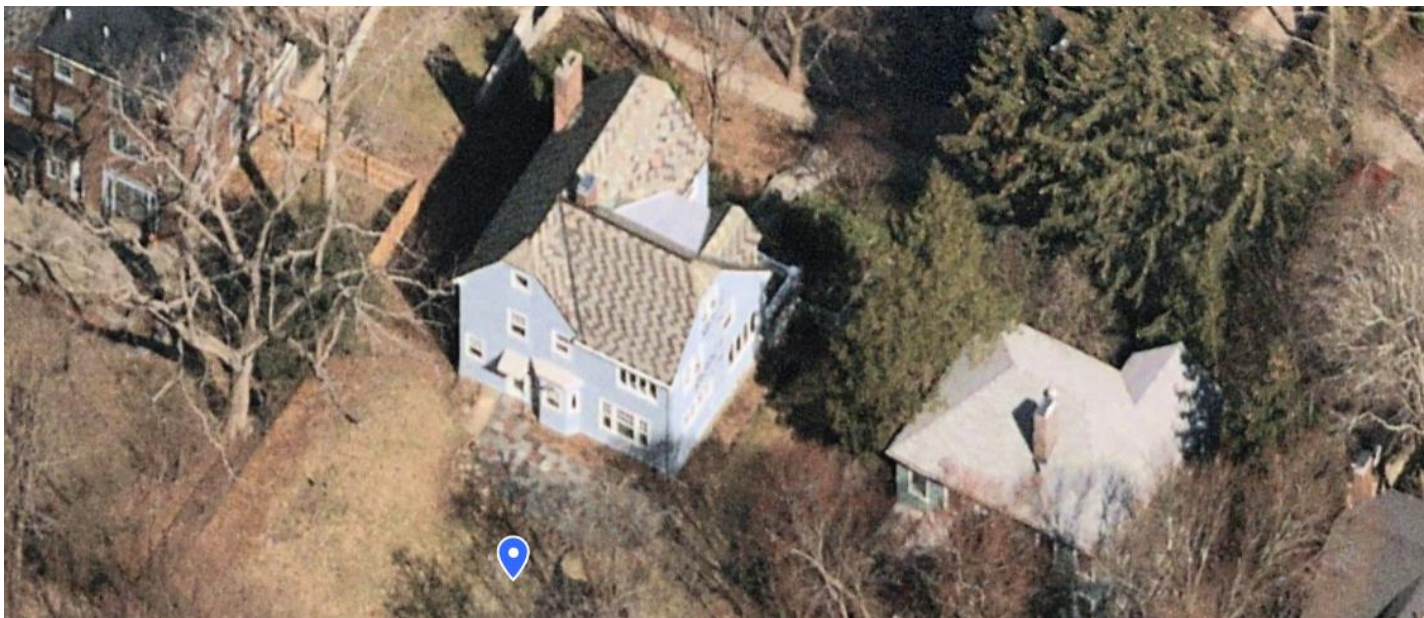
d. The buildings are historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The buildings at 202 Mason Terrace retain integrity of location, design, setting, feeling, materials, and workmanship.



Aerial view of 202 Mason Terrace, looking east.



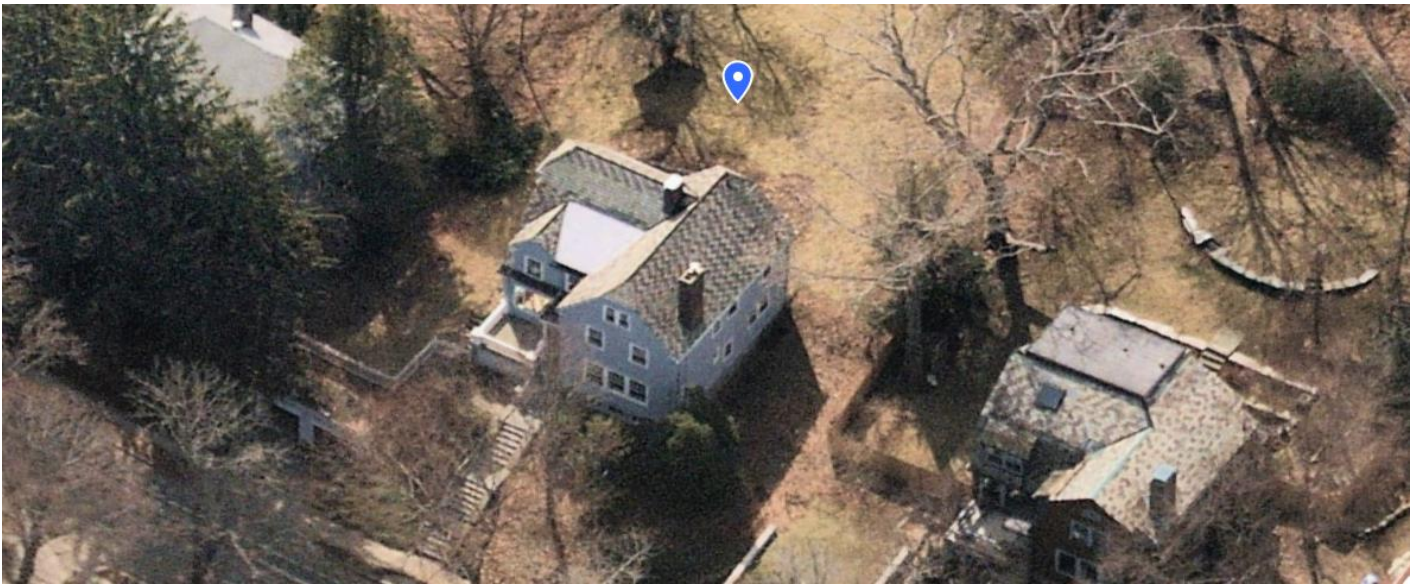


Aerial view of 202 Mason Terrace, looking north.



Aerial view of 202 Mason Terrace, looking west.





Aerial view of 202 Mason Terrace, looking south.



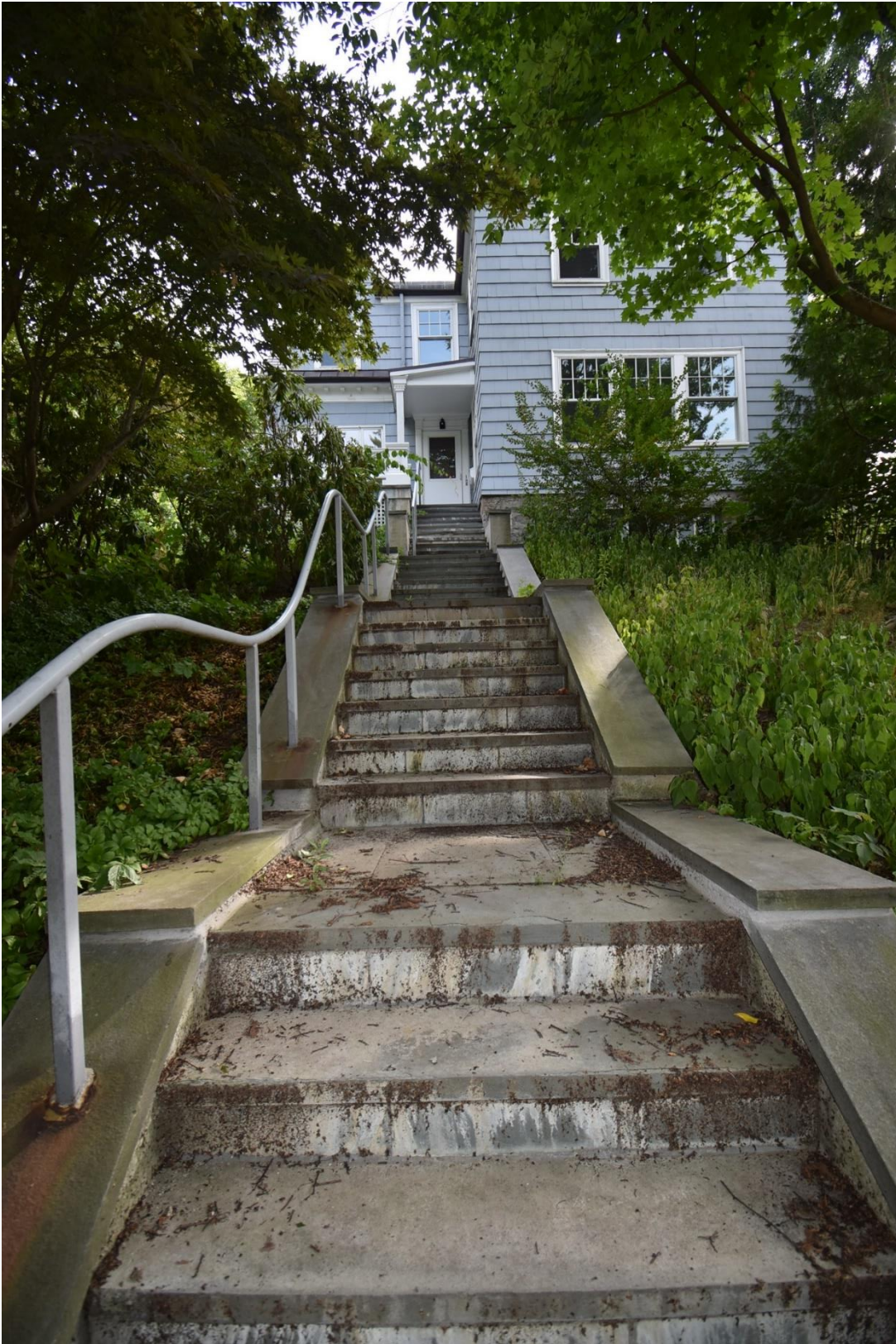
1940 photograph of Mason Terrace with a visible portion of the right side of 202 Mason Terrace circled





Photograph of the façade of 202 Mason Terrace





Photograph of the façade of 202 Mason Terrace





Photograph of the façade of 202 Mason Terrace





Photograph of the façade and right side of 202 Mason Terrace. Please note the garage in the forefront in the photograph belongs to 210 Mason Terrace.





Photograph of the garage and left side of 202 Mason Terrace





Photograph of the façade and garage of 202 Mason Terrace





Photograph of the garage at 202 Mason Terrace



1927 Bromley Town of Brookline Atlas